

136.0

0002

0014.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

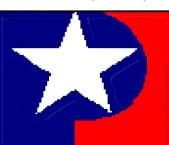
Total Card / Total Parcel

USE VALUE:

1,122,800 / 1,122,800

ASSESSED:

1,122,800 / 1,122,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16		HILLSDALE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BENSON EUGENE B-ETAL	
Owner 2: ALDERMAN MARLENE H	
Owner 3:	

Street 1: 16 HILLSDALE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 10,360 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2963 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10360		Sq. Ft.	Site		0	90.	0.71	10									657,724						657,700	

Total AC/HA: 0.23783

Total SF/SM: 10360

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 657,724

Spl Credit

Total: 657,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																								
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating:	3/4 Bath: 1	Rating: Average	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating: Average	A HBth: 1	Rating:	OthrFix: 1	Rating:	SINK BMT.																		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	25%	Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: LT BLUE	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1	Rating: Good	A Kits: 1	Rating:	Fpl: 2	Rating: Average	WSFlue: 1	Rating:	<b>RESIDENTIAL GRID</b>															
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>								1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	FFL	15	12	22	2				
Grade: C+ - Average (+)	Year Blt: 1936	Eff Yr Blt:	Alt LUC:	Alt %:	Location:	Total Units:	Floor:	% Own:	Name:	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMS: 8	BRs: 5	Baths: 1	HB: 1					UAT	SFL	FFL	BMT	10								
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				FFL	3	4	15	16	WDK	OSP	8													
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %	Functional:	Economic:	Special:	Override:	Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:	No Unit	RMS	BRS	FL	1	8	5	M	Totals	1	8	5						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %																														
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC: %	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 571417	Depreciation: 106284	Depreciated Total: 465134	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	151.70	Special Features: 0	Val/Su Net: 111.59	Final Total: 465100	Val/Su SzAd: 196.00	FFL	First Floor	1,193	137.910	164,528	UAT	100	RRM	50	A
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>PARCEL ID</b>				136.0-0002-0014.A				BMT	Basement	1,180	54.820	64,687	OSP	Screen Porch	160	29.790	4,766						
<b>SPEC FEATURES/YARD ITEMS</b>																				Size Ad	Gross Are	5053	FinArea	2963	WDK	Deck	160	12.370	1,979							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>									
More: N	Total Yard Items:					Total Special Features:												Total:																		